

PLANNING BOARD MEETING - FEBRUARY 24, 2025

The Planning Board Meeting of the Town of Dickinson was called to order with the pledge of allegiance by Hans VanHouten at 6:00 PM on Monday, February 24, 2025 at the Town Hall, 531 Old Front Street, Binghamton, New York.

The members of the Planning Board present were:

**Hans VanHouten, Chairman
Christine Klein, Board Member
William Sands, Board Member
Brian Blaise, Board Member
Judie Mickelson, Board Member**

Also in attendance:

**Keegan Coughlin, Esq. Coughlin & Gerhart
Wendi Evans, Town Clerk
Code Enforcement Officer Kyle Doyle
3 Guests**

CHAIR

Mr. VanHouten called the meeting to order at 6:01

MINUTES TO APPROVE

On a motion by B. Blaise seconded by W. Sands to approve the December 30, 2024 **Planning Board Meeting Minutes**. All in favor.
Vote-5 Ayes, Nays-0, Absent-0.

OLD BUSINESS

J. Mikelson commented that the Comprehensive plan is continuing to be worked on. They are getting all the updates together to be included.

NEW BUSINESS

Farmers Market – 840 Upper Front St. – is requesting to add on to the south end of the building in the kitchen area. A planning application was given to each board member to review. K. Doyle met with the staff of the market and reviewed what they would like to do and did not foresee any concerns or problems with the plan of an addition.

- A 239 review will need to be submitted as it will be 500 ft. from the state highway. The construction planner explained that it is a kitchen expansion to add storage and making it more useful for the teaching that they do there as well. They have made sure that the new site will look the same as far as materials, color etc. They will be adding a vestibule which will be a nice addition.
- They will also be adding signage to the front of the building to help direct people with the entrances. They will not be losing any parking spaces as they will be moving the handicap spots

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to a different location in front of the building. The parking lot will be re-lined this summer as well.

- The plan in moving forward if it is approved in March will be to start the project in June. Attorney Coughlin commented that it will be a type 2 action and there will be no Public Hearing needed.
- K. Doyle explained that the Department of Health will have to sign off on the permit, which will be another step above and beyond the approval process.
- The Farmers Market staff feel it is important to educate everyone on what is happening in our backyards. So many businesses are being supported and expanding from the Farmers Market. The expansion of the kitchen will be a county and community investment.

NEXT PLANNING BOARD MEETING

The next Planning Board Meeting is scheduled for Monday, March 31, 2025 at 6:00 pm.

ADJOURNMENT

The meeting was adjourned by J. Mickelson and seconded by C. Klein at 6:26 PM.

All in favor.

Vote-5 Ayes, Nays-0, Absent-0.